

056.A

0004

0006.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

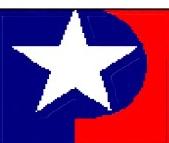
235,800 / 235,800

USE VALUE:

235,800 / 235,800

ASSESSED:

235,800 / 235,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		OLD COLONY LN, ARLINGTON

**OWNERSHIP**

Unit #: 6

Owner 1:	XIANG JASON
Owner 2:	ZHOU CHUNHUA LISA
Owner 3:	

Street 1: 3 RIVER ST

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

**PREVIOUS OWNER**

Owner 1: DIMASCIO KRISTINA M -

Owner 2: -

Street 1: 4 OLD COLONY LANE #6

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
102							0.000		235,800				235,800									
Total Card							0.000		235,800				235,800				Entered Lot Size					
Total Parcel							0.000		235,800				235,800				Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID								
056.A-0004-0006.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	229,100	0	.	.	229,100	229,100
2019	102	FV	211,000	0	.	.	211,000	211,000
2018	102	FV	174,700	0	.	.	174,700	174,700
2017	102	FV	162,600	0	.	.	162,600	162,600
2016	102	FV	162,600	0	.	.	162,600	162,600
2015	102	FV	153,300	0	.	.	153,300	153,300
2014	102	FV	147,500	0	.	.	147,500	147,500
2013	102	FV	147,500	0	.	.	147,500	147,500

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
DIMASCIO KRISTI	56366-264		1/27/2011		150,400	No	No			
MEADOW DINAH	47273-61		4/13/2006		215,000	No	No			
MEADOW DINAH	46034-401		9/6/2005	Family		1	No	No		
WARREN JOHN M	27271-415		5/6/1997		77,000	No	No	Y		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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**EXTERIOR INFORMATION**

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	N - NONE

**BATH FEATURES**

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

646-8177, Building Number 4.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3	BRs: 1
	Baths: 1	HB: 0

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

**DEPRECIATION**

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

**CALC SUMMARY**

Basic \$ / SQ:	320.00
Size Adj.:	1.48360658
Const Adj.:	1.06018400
Adj \$ / SQ:	503.327
Other Features:	32714
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339743
Depreciation:	103961
Depreciated Total:	235781

**BATH FEATURES**

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	1	Rating:	Average
A Kits:		Rating:	
Fpl:	0	Rating:	Average
WSFlue:		Rating:	

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

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Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3	BRs: 1
	Baths: 1	HB: 0

**CONDOS INFORMATION**

Location:	F - Front
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.552500010
Name:	24 - 6039

**REMODELING****RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1
	3
	1

**SUB AREA****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value
GLA	Gross Liv Ar	610	503.330	307,029

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area: 610 Total: 307,029

Size Ad 610 Gross Are 610 FinArea 610

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

More: N

Total Yard Items: [ ]

Total Special Features: [ ]

Total: [ ]